

# Waste & Recycling Storage / Collection Note

## (Condition 5 Discharge)

Application 8425/APP/2023/3454 – Parrs Yard, Bath Road, Longford

Change of use from HGV parking/storage yard to express park and ride service for Heathrow Airport Terminal 5

Planning permission date: 5 December 2025

### 1. Condition requirement

*Condition 5 requires details of where and how waste and recycling will be stored and collected to be submitted and approved in writing within 3 months of the permission date, and then implemented and maintained for the lifetime of the development.*

### 2. Storage provision (where and how waste/recycling are stored)

A dedicated bin storage area is shown in blue and labelled “Bin Storage Area” on Drawing 0212.03.A (Landscape Schedule, dated 14/01/2026). The storage area is located on existing level hardstanding adjacent to the site buildings within the operational yard, providing step-free access for staff and service vehicles.

The proposed storage arrangement is as follows:

- Five (5) large 4-wheeled Eurobin containers, as indicated on Drawing 0212.03.A.
- Typical Eurobin size: 1280L; approx. 1380mm (W max) x 1010mm (D) x 1410mm (H) (submitted bin dimensions).
- Streams: general waste and mixed recycling will be kept separate using labelled containers; the split between streams will be set by the appointed waste contractor and can be adjusted over time without changing the approved storage location.
- Each Eurobin will be housed within a lockable steel bin housing pod (cover) to reduce visual impact, control access, deter fly-tipping and minimise wind-blown litter/vermin.
- Typical housing pod dimensions (submitted manufacturer information): approx. 1550mm (W) x 1242mm (D) x 1800mm (H), with an opening/servicing length of approx. 2550mm when open; pods will be fixed/anchored to the hardstanding in accordance with manufacturer recommendations.

### 3. Collection arrangements (how waste/recycling are collected)

Waste and recycling will be collected by an appropriately licensed commercial waste contractor operating under the Environmental Protection Act duty of care. Collections will be undertaken from within the site; containers will not be stored or presented on the public highway.

Collection procedure:

- The collection vehicle will access the site via the existing entrance and proceed to the bin storage area using the internal hardstanding (the site’s former HGV yard use demonstrates suitability for service vehicle access).

- At the time of collection, the housing pods will be unlocked and the Eurobins positioned for emptying within/adjacent to the storage area (no dragging over soft landscaping and no obstruction of pedestrian routes).
- After emptying, bins will be returned to their pods, lids closed and pods re-locked. Any spillage will be cleared immediately.

Collection frequency will be set by the contractor based on operational volumes; a minimum weekly general waste collection is anticipated, with recycling collected on a weekly or fortnightly cycle. The schedule can be increased if required to prevent overfilling and ensure no waste accumulates outside the containers.

#### **4. Management and maintenance (lifetime measures)**

The following measures will be implemented and maintained for the lifetime of the development:

- A named site manager/operator will oversee waste management, ensure containers are correctly used/segreated and liaise with the contractor.
- Clear labelling/signage will be applied to each pod/container and staff will be briefed to minimise contamination of recycling.
- The bin storage area will be kept clean and tidy; bins/pods will remain closed/locked when not in use; damaged containers/pods will be repaired or replaced, and the area will be cleaned routinely to control odour/litter/vermin.

#### **5. Submitted drawings/documents**

This note is submitted alongside:

- Drawing 0212.03.A – Landscape Schedule (bin storage area shown in blue).
- Typical detail – 1280L Eurobin dimensions.
- Manufacturer information – bin housing pod (cover) dimensions.

#### **6. Conclusion**

The proposed bin storage area, container provision and collection/management arrangements provide clear details of where and how waste and recycling will be stored and collected. These measures will be implemented and maintained for the lifetime of the development, satisfying Condition 5.